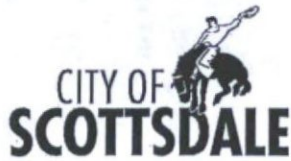


**Correspondence Between
Staff and Applicant
Approval Letter**



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 10/26/18
Contact Name: ANNA LEYVA
Firm Name: COS
Address: _____
City, State, Zip: _____

RE: Application Accepted for Review.

661 - PA - 2018

Dear ANNA _____:

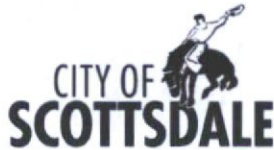
It has been determined that your Development Application for STADIUM MULTI-USE EVENT CENTER has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name: BEN MORIARTY
Title: PLANNER
Phone Number: (480) 312 - 2836
Email Address: BMORIARTY @ScottsdaleAZ.gov

48-DR-2018
10/26/18



11/26/18

Anna Leyva
City of Scottsdale Capital Project Management

RE: 48-DR-2018
Scottsdale Stadium Multi Use Event Center
183A4 (Key Code)

Dear Ms. Leyva:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on October 26, 2018. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

1. Please revise the Project Narrative to address the Development Review Board criteria set forth in Section 1.904. of the Zoning Ordinance.
2. Please provide a copy of the notification letter(s) that was/were mail to the surrounding property owners within 750 feet.
3. Submit the Citizen Review Report summary to include details of the most recent public outreach efforts, including any additional public comments that may have been received. Section 1.305.C.2.b. of the Zoning Ordinance.
4. Notes and dimensions on the 24x36-inch plan sheets appear to be 6-point font size, or less. Please revise the notes and dimensions so that they are 12-point font size (1/6th of an inch). Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.
5. Provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.
6. Provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105.
7. Please revise the site plan to demonstrate compliance with the building setbacks in the next submittal. Provide dimension from back of curb to the face of building. Refer to Zoning Ordinance Section 6.1205.C and 5.3006.C.
8. Provide illustration and information regarding building setback, building stepback, and building

location. Refer to Zoning Ordinance Section 6.1205.C and 5.3006.

Fire:

9. Demonstrate minimum drive width of 24 feet (Fire Ord 4283 503.2.1).
10. Designate Fire Lanes for all Commercial / Multi-Family (24 feet min.) (Fire Ord. 4283, 503.30 "Key switch/pre-emption sensor" required for commercial/Multi-family/Gated communities (Fire Ord. 4283, 503.6).
11. Demonstrate Hydrant spacing, existing and proposed (Fire Ord. 4283, 507.5.1.2).

Drainage:

12. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.

Water and Waste Water:

13. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A either as a hard copy or on a CD/DVD.

14. Water and Sewer Basis of Design reports will be required to be approved by Water Resources prior to the Development Review Board approval.

15. Water:

- a. Demand calculations need to be adjusted per Water Resources' input on facility use. DS&PM 6-1.202
- b. No meter size analysis provided to justify meter size. DS&PM 6-1.416
- c. Required adjustments not made to hydrant flow test to utilize for modeling. DS&PM 6-1.405, section A&B. Note: no reason to redo modeling but this process should be accounted/adjusted for when results are presented.
- d. Modeling results not summarized within the report. DS&PM 6-1.202
- e. Utility plan: no vault called out on 4" meter DS&PM 6-1.416, section F.
- f. Utility plan: Fire line not identified and backflow preventer type and configuration is incorrect. Consult with fire department. DS&PM 6-1.417

16. Sewer:

- a. Offsite sewer capacity still needs to be evaluated. DS&PM 7-1.200. Flow monitoring data needed.
- b. Revise sewer loading calculations to better reflect facility use as directed by Water Resources. DS&PM 7-1.403
- c. Utility plan, revised lateral concept: clean out in ROW per MAG 440-3 is needed. DS&PM 7-1.409
- d. Utility plan, revised lateral concept: 4feet of cover minimum required on service lateral . 7-1.407

Landscape Design:

17. Please correctly provide the total allowable square feet of water intensive plant material (any non-ADWR-PHX plant) in accordance with the City of Scottsdale's Revised Code 49-241 – 49-252, and the total provided water intensive plant material.
18. Revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200. Please refer to Zoning Ordinance Section 1.305.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

19. Demonstrate COMMERCIAL turning radii (25' inner/49' Outside /55' Bucket Swing) per the Design Standards & Policies Manual, Section 2-1.303(5).
20. Please provide the net and gross acreage on the site plan.
21. Please revise site plan to dimension all drive aisles, pedestrian walkway, ADA access, and fire primary access/secondary access, in the next submittal.
22. Please revise the site plan to include the calculations of the required/allowable number of standard and accessible parking spaces to demonstrate compliance with the Zoning Ordinance.
23. Identify the location of all above ground utility equipment on the site plan. Utility equipment should be located so that it does not conflict with pedestrian amenities, resident amenities, landscape features, and/or on-site circulation. Relocate gas meter and electrical service equipment so that they are not located between the building and the street.

Landscape Design:

24. Please add a note to the General Notes that are listed under the Conceptual Plant List, as follows: Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy will be at least 4 feet away from any walkways or parking area curbing. Please refer to Design Standards & Policies Manual, Section 2-1.501.L.

Building Elevation Design:

25. Please provide revised paint color drawdowns and revise the Color & Material Sample Board per the Development Review Development Application Checklist, Part III – Samples & Models. It may be necessary to provide two boards. Please consider using a thicker foam core board, or multiple-layered foam core board so that heavier samples can be recessed into the board. Adding more earth tone to grey color and board form concrete.
26. Please revise the elevation plan(s) to include dimensions on each building elevation from the finished floor to the top of the ridge tile/ to the top of any roof top apparatus parapet.
27. Provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.
28. Indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.
29. Indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent

to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.

30. All exterior mechanical, utility, and communications equipment shall be screened by a parapet that matches the architectural characteristics, color, and finish of the building. Parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit. Please refer to Design Standards & Policies Manual, Section 2-1.401.1.
31. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Design Standards & Policies Manual (DSPM), Section 2-1.401.4.

Lighting Design:

32. Notes and dimensions on the 24x36-inch plan sheets appear to be 6-point font size, or less. Please revise the notes and dimensions so that they are 12-point font size (1/6th of an inch). Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.

Circulation:

33. Use the CL-1 standard driveway for the site driveway on Osborn Road, not a CH style driveway. COS Standard Detail #2256. DSPM 5-3.200; DSPM Sec. 5-3.205
34. The entry drive width should be 30 feet min. width, not 24 feet. This will provide extra width for deliveries and passenger drop off. DSPM 2-1.301.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Site Design:

35. Please consider a zoning map amendment for the properties from R-5 DO to DCC-2 DO.
36. Consider updating the MUMSP.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

37. Existing water infrastructure will need to be relocated outside of the building footprint.
38. Existing stormwater infrastructure will need to be relocated outside of the building footprint.
39. With final plans a Map of Dedication (MOD) will be required to adjoin the properties together.
40. The standing canopy sign "Scottsdale Stadium" shown on the building elevations would not be permitted per Article 8 of the Zoning Ordinance. Please remove for DRB review.

Circulation:

41. Identify the existing right-of-way along the Osborn Road frontage. Our LIS records do not match what is shown on the site plan.
42. Provide more detail regarding the paving material and curb proposed for the emergency exit driveway. The existing curb is vertical curb, not mountable.
43. Do not place 18" high concrete seat walls within 10 feet of the adjacent street back of curb to maintain wide pedestrian corridors.

Water and Waste Water:

44. Water:
 - a. Water supply line continues to the north. Describe demand and demands associated with this line. Show how line was sized and how meter sizing relates to this continued extension.
45. 5. Sewer Round 1:
 - a. Utility plan: revised concept for sewer service going to the west due to lack of clearance with storm drain needs to be further developed.
 - b. Utility plan: revised lateral concept: cleanout needed on all bends/building.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 18 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-2836 or at bmoriarity@ScottsdaleAZ.gov.

Sincerely,



Ben Moriarity
Planner

cc: Kory Ekblaw
Executive Assistant Strategic Projects

Michael Braun
DWL ARCHITECTS & PLANNERS INC
2333 N CENTRAL AVE

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **48-DR-2018**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 1/2 x 11 shall be folded):

Digital submittals shall include one copy of each identified below.

- One copy: COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- One copy: Revised CD of submittal (CD/DVD, PDF format)
- Three copies: Revised Narrative for Project

Site Plan:

 9 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

Elevations:

Color	<u> 2 </u>	24" x 36"	<u> 1 </u>	11" x 17"	<u> 1 </u>	8 1/2" x 11"
B/W	<u> 2 </u>	24" x 36"	<u> 1 </u>	11" x 17"	<u> 1 </u>	8 1/2" x 11"

Elevation Worksheet(s):

 2 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

Perspective(s): *FRIDAY*

Color 2 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

Landscape Plan:

B/W 2 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

Lighting Site Plan(s):

 2 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

Photometric Analysis Plan(s):

 2 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

Manufacturer Cut Sheets of All Proposed Lighting:

2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Floor Plan(s):

2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Technical Reports: Please submit one (1) digital copy of each report requested

2 copies of Revised Drainage Report:

3 copies of Revised Water Design Report:

3 copies of Revised Waste Water Design Report:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.